

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

Peter Farrell
PETER FARRELL, LS
3-19-02
DATE



OWNER'S CERTIFICATE

CANAVOS PROPERTIES, INC.
FORMERLY KNOWN AS: CAPITOL LANDING DEVELOPMENT INC.
THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

BY: *Dean Canavos*
DEAN CANAVOS
NAME PRINTED

STATE OF Virginia
CITY OF James City County TO WIT:

I, Melissa Snow A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Dean Canavos WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE OF THE DAY OF 24th April HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HANDS THIS 24th DAY OF April 2002.

MY COMMISSION EXPIRES August 31, 2004
Melissa Snow
NOTARY PUBLIC

SOURCE OF TITLE

THIS PROPERTY WAS CONVEYED BY IRON HINGE INC. TO CAPITOL LANDING DEVELOPMENT, INC. BY DEED DATED MARCH 24, 1986 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG IN DEED BOOK 74, PAGE 616.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

May 23, 2002
DATE
Keel T. Nahr
AGENT OR REPRESENTATIVE OF GOVERNING BODY

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

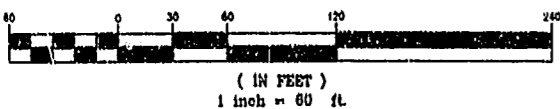
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG THIS 29th DAY OF May, 2002. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: *Betsy B. Woolridge* CLERK
BY *Christina H. Hertz* CLERK

PLAT BOOK 96 PAGE 30

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
29th May 2002
at 9:30 AM AM/PM. PB. 96 PG. 30
DOCUMENT # 020964
BETSY B. WOOLRIDGE, CLERK
Christina H. Hertz, Dep. Clerk

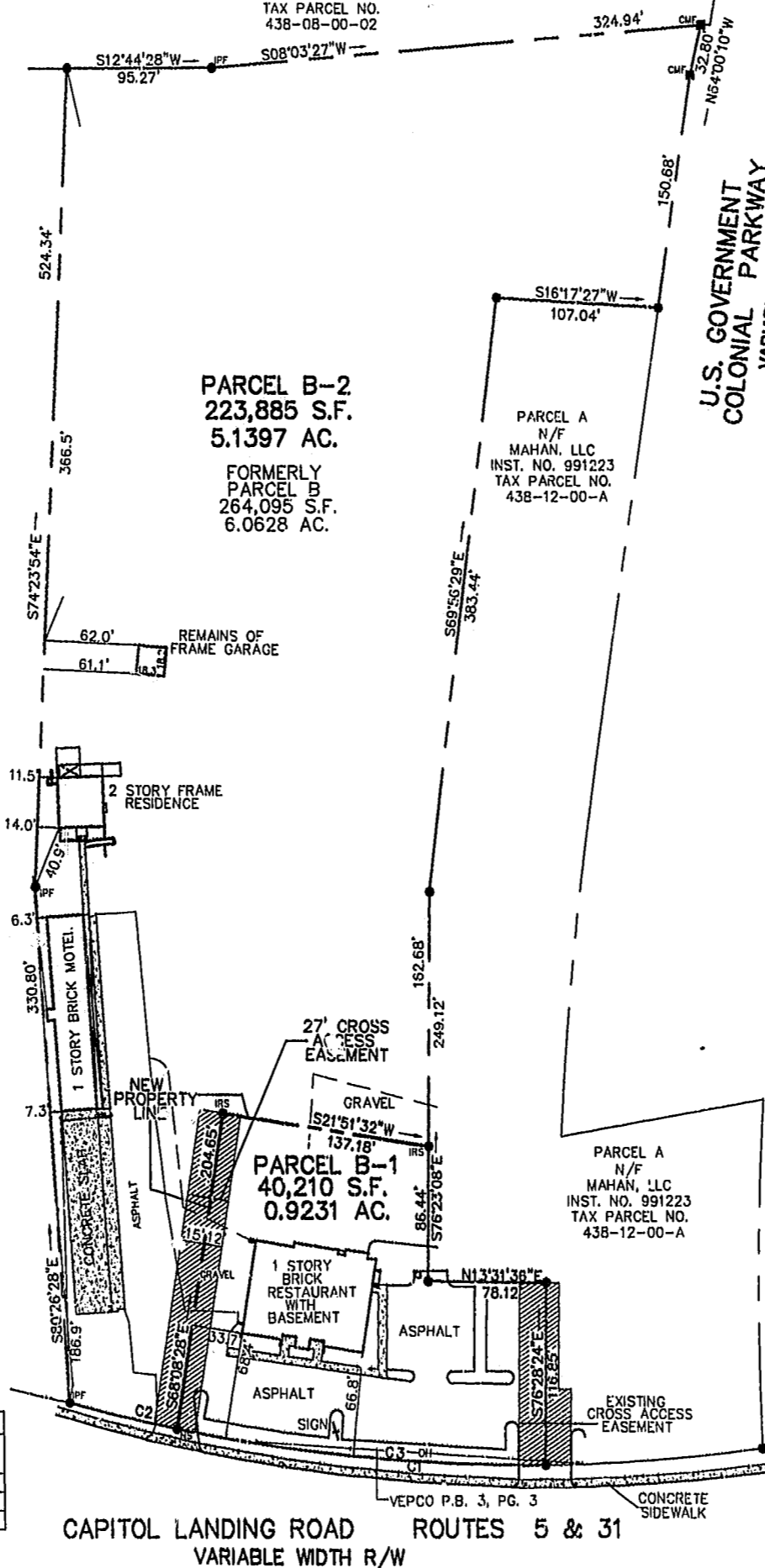
GRAPHIC SCALE



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	461.22'	1145.95'	233.77'	S16°35'55"W	458.11'	23°03'37"
C2	72.56'	1145.95'	36.29'	N20°10'53"E	72.55'	03°37'41"
C3	244.7'	1145.95'	122.82'	N18°22'59"E	244.25'	12°14'07"

N/F
WYNDHAM
PLANTATION, LLC
INST. NO. 980688
TAX PARCEL NO.
438-08-00-02



U.S. GOVERNMENT
COLONIAL PARKWAY
VARIABLE R/W

U.S. GOVERNMENT
COLONIAL PARKWAY
VARIABLE R/W

LEGEND

- IRON ROD SET
- NAIL SET
- IRON ROD FOUND
- CONC. MON. FOUND
- IRON PIPE FOUND
- CONC. CURB
- POWER POLE
- FENCE
- OVERHEAD UTILITIES
- CONCRETE

NOTES:

- THE PARCEL PLATTED HEREON IS TAX PARCEL NUMBER: 438-12-00-8
- THE PROPERTY PLATTED HEREON IS ZONED B-2 TOURIST BUSINESS DISTRICT
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- THE EXISTENCE OF: HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED NOR CONFIRMED.
- THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED JUNE, 1999, AND A VISUAL INSPECTION PERFORMED MARCH, 2002 BY LANDMARK DESIGN GROUP. (FORMERLY KNOWN AS LANGLEY AND MCDONALD)
- THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510294 0005 B, DATED MARCH 2, 1994.

- REFERENCES:
- PB 31, PG 56
 - PB 34, PG 63
 - PB 40, PG 84
 - PB 74, PG 56

PLAT SHOWING
RESUBDIVISION OF PARCEL B
(P.B. 74, PG. 56)
STANDING IN THE NAME OF
CAPITOL LANDING DEVELOPMENT, INC.
CITY OF WILLIAMSBURG, VIRGINIA
03/19/02 SCALE: 1"=60'

LANDMARK DESIGN GROUP
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

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